SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/25/02 10:09 2pgs
Fees:13.00 Taxes:997.15
20020725-0089225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$280,000.00~~ 269.500 (R)

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of July, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Lanz and Nancy Lanz
7901 Haydenberry Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 141-140-A-012.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul J. Gruettner and Rebecca B. Gruettner, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **John Lanz and Nancy Lanz, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hanover Park of Sheffield, of record in Book 9700, page 154, 155 and 156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul J. Gruettner and wife, Rebecca B. Gruettner, by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Book 10582, Page 597, dated August 25, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 154-156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10020, Page 110, Book 10301, Page 178, and Book 10640, Page 950, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 10024, Page 619, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Plat Book 10907, Page 505, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7901 Haydenberry Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of July, 2002.

Paul J. Gruettner

Rebecca B. Gruettner

Rebecca B. Gruettner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul J. Gruettner and Rebecca B. Gruettner, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE